

***RANCHO REATA VILLAGE  
OF PINNACLE PEAK***  
Project Narrative

REQUEST

The request is for Development Review Board approval of the site plan, landscape plans and building elevations for Rancho Reata Village of Pinnacle Peak.

PROJECT LOCATION

Rancho Reata Village of Pinnacle Peak located at the northeast corner of Alma School Road and Jomax Road and consists of 6.45 acres of beautiful Sonoran Desert, zoned and entitled to allow the development of commercial, office, and residential uses. The site is part of the approximately twenty six (26) acre Rancho Reata community which is being developed with luxury townhomes and office uses. Rancho Reata is located across Alma School and Jomax Roads from the Four Seasons Resort and the Country Clubs of Desert Highlands, Troon, and Estancia and is within walking distance of fine dining establishments such as Sassi, Mosaic, and Franco's. The location provides a unique opportunity to develop the site as a "luxury lifestyle village." The local demographics and incredible natural scenery of the Pinnacle Peak area elevates the "highest and best use" opportunities for development. Completion of the project is slated for early 2008.

PROJECT DESCRIPTION

The site plan consists of four (4) buildings to be developed with approximately 47,000 square feet of commercial uses and sixteen (16) residential units. It is anticipated that high-end professional office uses, such as private client services banking, investment, finance, real estate, legal and accounting professions will locate within the Rancho Reata Village of Pinnacle Peak. Additional uses potentially include retail and restaurant uses, such as a wine and cheese bistro, delicatessen, and coffee shop. These uses will provide low key, yet active circulation compatible with the upper level luxury residential uses.

The residential component of the project includes sixteen (16) luxury condominium homes. Each of the homes will have custom floor plans and be designed with an architectural style which will compliment the Pinnacle Peak area, while elevating local design to the modern trends of the future. Homes will range in size from 2,700 to 4,200 square feet. Some of the proposed designs include split master bedrooms, media rooms, his and her offices, gourmet kitchens, multiple bathrooms and spacious outdoor decks, which will serve as secondary living areas. Luxurious finishes, state of the art appliances and fixtures will showcase the generous fourteen (14) to sixteen (16) foot ceiling heights, with floor to ceiling picture windows throughout the main living areas. Structured private parking with elevator access to the upper residential plaza will provide secure entry for the homeowners. A resort style elevated swimming pool amenity will be located on the residential level providing spectacular views of Pinnacle Peak, Troon Mountain, and the Valley.

- 1. PLATE STEEL WALL CAP
- 2. PAINTED METAL GATE
- 3. PAINTED METAL LOUNGE
- 4. MECHANICAL CHILLER - MAINTAIN ALL CLEARANCES AS RECOMMENDED BY MFR.
- 5. REPAIR ENCLOSURE PER C.O.S. STANDARDS
- 6. INDICATES ROLLING ACCESS
- 7. INDICATES ACCESSIBLE ROUTE
- 8. SEE BACK LOCATION - SEE LAMPCAPS DRAWING
- 9. STREET LIGHT PER C.O.S. CODE 40-100 BY 60
- 10. 12" VERTICAL CLEARANCE AT BRIDGE
- 11. FIRE LANE
- 12. \* INDICATES FIRE HYDRANT LOCATION
- 13. PEDESTRIAN CONNECTION TO ADJACENT NEIGHBORHOODS - CONCRETE SIDEWALK

**BUILDING AREA**

ALLOWED FOOTPRINT (GAM LEVEL)  
NET LOT AREA = 30% = 84,336 s.f.

**PROVIDED**

BUILDING A	17,360 s.f.
BUILDING B	8,660 s.f.
BUILDING C	15,008 s.f.
BUILDING D	8,850 s.f.
<b>TOTAL OFFICE LEASE AREA</b>	<b>49,880 s.f.</b>

ALLOWED  
NET LOT AREA ± F  
251,017 ± 0. 1,646,763 CUBIC FEET

PROVIDED  
MAIN LEVEL + PARKING GARAGE,  
44,560 + 14,174 s.f., 58,734 s.f.  
58,724 ± 10' long, height ± 587.3 ft  
UPPER LEVEL, 52,376 ± 10' long, height ± 532.16 ft  
TOTAL PROVIDED, 1,112,430 CUBIC FEET

**Project Data**  
 Zoning: PGC (Planned Community Center)  
 Gross Lot Area: 281,127 sq ft (6,458,838 sq ft)  
 Net Lot Area: 281,127 sq ft  
 Building Height: 30'  
 Residential unit density: 16 units/4.65 acres  
 2.46 residential units per acre

**Open Space Calculations**

**Required Open Space:**  
 maximum building height: 30' proposed 136' allows  
 10% of height: 10% x total lot area  
 = 28,112.7 sq ft, 28,113 sq ft  
 next 20' of height: 20' x 204 = 28,127 sq ft, 28,127 sq ft

**Open space required lot including parking lot:**  
 = 28,113 + 22,480 = 50,593 sq ft (18%)

**Open space provided:** 37,238 sq ft

Parking Lot Landscaping required  
parking lot area x .15%  
78,700 s.f. x .15 = 11,805 s.f.  
Parking Lot landscape provided: 18,677 s.f.

**OWNER**  
**KUSYCO**  
SCOTT KUSY

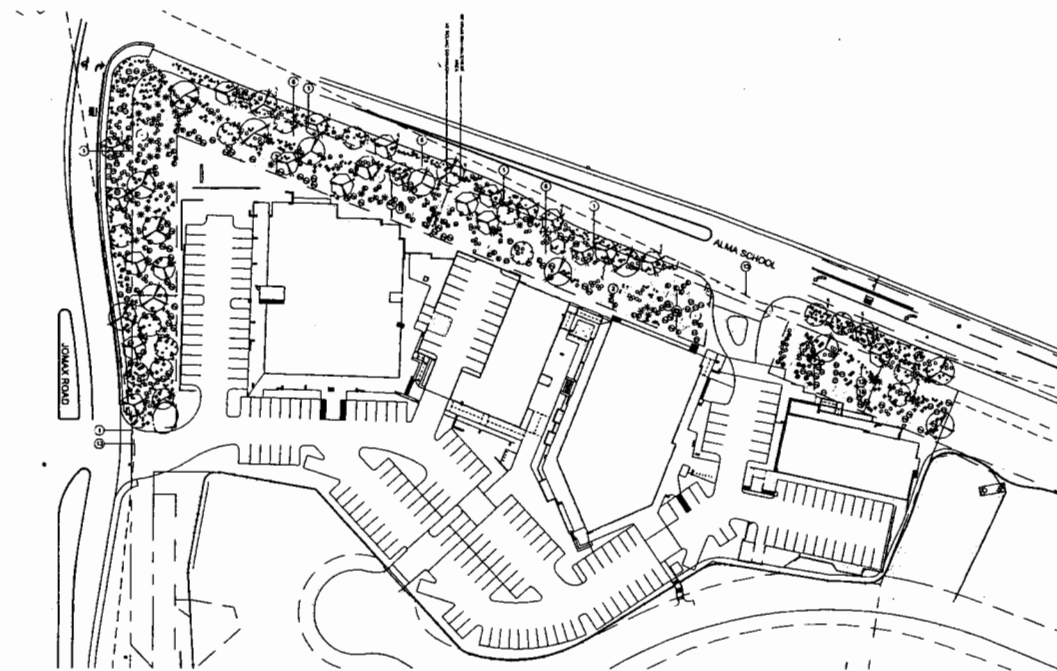
**PROJECT**  
**RANCHO REATA**  
SPARTANBURG, SOUTH CAROLINA

## SITE PLAN

**POST OFFICE BOX 607  
MILWAUKEE WISCONSIN 53201**

STUDIO

29-DR-2005#2  
REV: 9/1/2006



# PLANT LEGEND (NAOS ONLY)

BOTANICAL NAME	COMMON NAME	SIZE	MIN. CAL.	HT. & W.	QTY.
1. EXISTING TREE TO REMAIN IN PLACE					
2. EXISTING TREE TO BE REMOVED					
3. EXISTING TREE TO BE REPLACED					
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100. EXISTING TREE TO BE REPLACED					

## KEYNOTES

- PROPERTY / R.O.W. LINE
- LIMIT OF CONSTRUCTION DISTURBANCE
- ROAD LIMIT LINE
- BI-CYCLE PARKING PER C.D. 8.8 STD. DETAIL 2385
- PARKING
- 14" STABILIZED DECOMPOSED GRANITE PATH
- LOW MONUMENT SIGN WALL
- TRASH ENCLOSURE AREA
- ROOF LINE ABOVE
- EXISTING BOULDER TO REMAIN
- PROPOSED WATER FEATURE
- SCENIC CORRIDOR
- RIGHT DISTANCE LINE
- PLANTER PITS
- ACCENT PAVING (INTERIOR) COLOR CONCRETE
- DAY PARKING SCREEN WALLS
- MEDIUM SUNSHINE PERMITS
- DESERT PAVEMENT

## NAOS AREA

TOTAL NAOS AREA: 42,738 SF.  
PERCENT OF AREA REVEGETATED: 30%

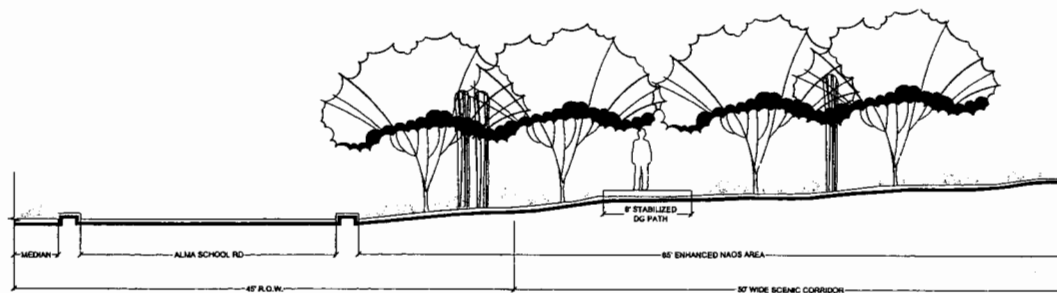
## EXISTING DENSITIES

BOTANICAL NAME	COMMON NAME
AMBROSIA DELTOIDEA - 8	TRIANGLE LEAF BURRAGE
CARNEGIA GIGANTEA - 1	SAGUARO
CERCIDIA MICROPHYLLUM - 1	PALO VERDE
ECHINOCHORDA ENGELMANNII - 2	HEDGEHOG CACTUS
OPUNTIA BIGELOWII - 1	TEDDY BEAR CHolla
SAMOLUSIA CHARENISII - 1	JOUBA



## PROPOSED DENSITIES

BOTANICAL NAME	COMMON NAME
AMBROSIA DELTOIDEA - 8	TRIANGLE LEAF BURRAGE
AMBROSIA GIGANTEA - 3	WHITE BURRAGE
CERCIDIA MICROPHYLLUM - 1	PALO VERDE
ENCLEA PARVIFLORA - 4	BUTTERFLISH
FOURCROIA SPLENDENS - 1	OCOTILLO
PRODRIPS JULIFLORA - 1	NATIVE MESQUITE
SAMOLUSIA CHARENISII - 4	JOUBA



TYPICAL SECTION AT SCENIC CORRIDOR

SCALE: 3"=1'-0"

29-DR-2005#2  
REV: 9/1/2006



FLOOR ASSOCIATES

1425 N. 10th Street  
Phoenix, AZ 85016  
Phone: 602.432.1234  
Fax: 602.432.1235



KUSYCO

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WATER INTENSIVE PLANT CALCULATION	
TOTAL SITE (ACRES):	289,796 SQ. FT. (8.02 ACRES)
PROJECT SITE: AREA ALLOWED:	11,388 SQ. FT.
PROJECT SITE: AREA PROVIDED:	1,827 SQ. FT.
WATER FEATURE AREA:	665 SQ. FT.
TOTAL LANDSCAPED AREA	
TOTAL PLANTABLE AREA:	22,841 SF (FROM NADDS)
NUMBER OF MATURE TREES REQUIRED: 78	
NUMBER OF MATURE TREES PROVIDED: 8	

PLANT LEGEND				
SYM.	COMMON NAME	SIZE	MIN. CAL.	QTY.
TREES				
(Symbol)	EXISTING TREE TO REMAIN IN PLACE			8
(Symbol)	RELOCATED EXISTING TREE			49
(Symbol)	EXISTING ACACIA TO REMAIN IN PLACE			78
(Symbol)	EXISTING CACTUS QUANTITIES TO REMAIN IN PLACE			8
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	3
(Symbol)	PERFORATED CONCRETE	14" BOX	1.00 CAL.	12
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	51
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	28
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	16
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	1
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	12
(Symbol)	PERFORATED CONCRETE	24" BOX	2.00 CAL.	12
SHRUBS				
(Symbol)	SHRUBS	3 GAL.		91
(Symbol)	SHRUBS	3 GAL.		756
(Symbol)	SHRUBS	1 GAL.		925
(Symbol)	SHRUBS	1 GAL.		35
(Symbol)	SHRUBS	1 GAL.		473
(Symbol)	SHRUBS	1 GAL.		152
(Symbol)	SHRUBS	1 GAL.		179
(Symbol)	SHRUBS	1 GAL.		82
(Symbol)	SHRUBS	1 GAL.		58
(Symbol)	SHRUBS	1 GAL.		42
(Symbol)	SHRUBS	1 GAL.		81
(Symbol)	SHRUBS	1 GAL.		74
ACCENTS				
(Symbol)	ACCENTS	1 GAL.		11
(Symbol)	ACCENTS	1 GAL.		36
(Symbol)	ACCENTS	8 TO 12 STALKS		18
(Symbol)	ACCENTS	1 GAL.		212
(Symbol)	ACCENTS	1 GAL.		87
(Symbol)	ACCENTS	1 GAL.		274
(Symbol)	ACCENTS	1 GAL.		67
(Symbol)	ACCENTS	1 GAL.		71
GROUND COVER				
(Symbol)	GROUND COVER	1 GAL.		27
(Symbol)	GROUND COVER	1 GAL.		242
(Symbol)	GROUND COVER	1 GAL.		41
(Symbol)	GROUND COVER	1 GAL.		6
(Symbol)	GROUND COVER	1 GAL.		13
(Symbol)	GROUND COVER	1 GAL.		19

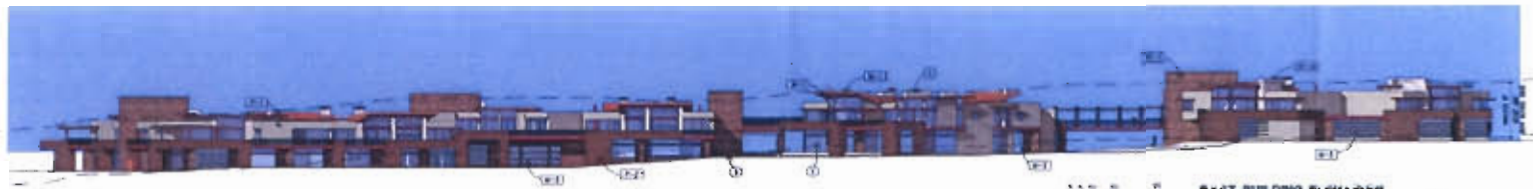
1. ALL PLANTING AREAS TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN JOSE LANDSCAPE PLAN. 2. ALL TREES SHALL MEET THE MINIMUM STANDARDS OF THE SAN JOSE LANDSCAPE PLAN. 3. 1" INDICATES PLANTS NOT LISTED ON THE ABOVE PLANT LIST.

- KEYNOTES**
- ① PROPERTY V.R.G. W. LINE
  - ② LIMIT OF CONSTRUCTION DISTURBANCE
  - ③ ROAD-4.00' LINE
  - ④ BICYCLE PARKING PER C.O.S. 870.00' (2.00' W. 228)
  - ⑤ PARKING
  - ⑥ 1" FABRICATED DECOMPOSED GRANITE PAVEMENT
  - ⑦ LOW MOISTURE SIGN AREA
  - ⑧ TRASH ENCLOSURE AREA
  - ⑨ ROOF LINE ABOVE
  - ⑩ EXISTING BOLLARD TO REMAIN
  - ⑪ PROPOSED WATER FEATURE
  - ⑫ SCENIC FURNITURE
  - ⑬ SIGHT DISTANCE LINE
  - ⑭ PLANTING PLOTS
  - ⑮ ACCENT PLANTING/GRASS COLOR CONCRETE
  - ⑯ CHALK PARKING SCREEN WALLS
  - ⑰ WEDGEM BOLLARD PERIMETER
  - ⑱ DESERT PAVEMENT

29-DR-2005#2  
REV: 9/1/2006



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



SOUTH BUILDING ELEVATION



NORTH BUILDING ELEVATION

KEYNOTES
1. Main Entrance
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FINISH LEGEND
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ARCHITECT  
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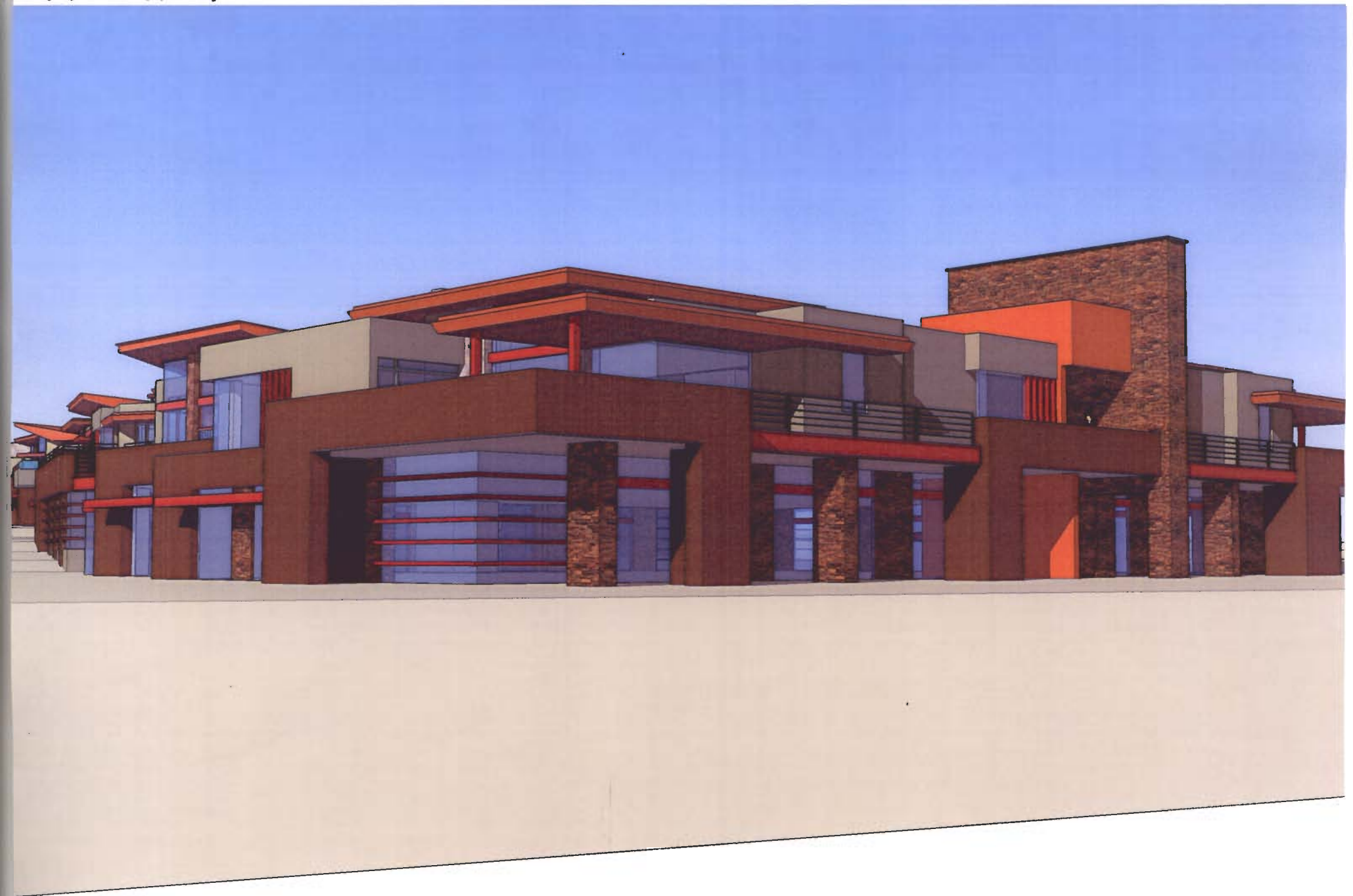
ARCHITECT  
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ARCHITECT  
RANCHO REATA



RANCHO REATA  
SW CORNER

DR# : COS. 482-PA-200  
8.30.06



29-DR-2005#2  
REV: 9/1/2006

RANCHO REATA  
POOL AREA FROM SW

DR#: CAS 682-PA-2004  
8.30.06



29-DR-2005#2  
REV: 9/1/2006



RANCHO REATA  
ENTRY FROM ALMA SCHOOL

DR#: COS 082-PA-2004  
8.30.06



29-DR-2005#2  
REV: 9/1/2006



RANCHO REATA  
NW CORNER

DR#: COS 482.PA. 2004  
8:30.06



29-DR-2005#2  
REV: 9/1/2006

RANCHO REATA  
BLDG 'C' FROM EAST (PARKING)

DR# COS. 082-PA-2004  
8-30-06



29-DR-2005#2  
REV: 9/1/2006



RANCHO REATA  
SE CORNER LOOKING UP HILL

DR# COS 482 PA 2004  
8.30.06



29-DR-2005#2  
REV: 9/1/2006